

Public Comment Summary  
LU-0002-2014  
8491 Richmond Road

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This attachment provides verbatim public comments for the specified land use designation change application collected through Community Workshops, postcards, emails, the Comprehensive Plan hotline and online input surveys.

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1. Increase PSA on all 3 L.U. applications. (Community Workshop)
2. To James City County Planning Dept. :

We are responding to a notice we received from you dated May 16, 2014. It has come to our attention that an adjacent parcel of land located at 8491 Richmond Road is being considered for a zoning change and also for a realignment of the PSA area. This, no doubt will help James City County to reach its goals for the 2035 James City County Comprehensive Plan. In light of these developments we would like to have the same consideration given to our property which is located at 8399 Richmond Road, Williamsburg, Va. We own approximately 16 acres of wooded land and we share a common property boundary line. The shared boundary line is located on the south west corner of the property located at 8491 Richmond Road. We have owned this parcel of land for over 4 months and are at a lost as to why we are just receiving any notification of possible zoning and PSA changes. As we both know this would have an obvious impact on our property. I would hope that you will strongly consider changing our property's zoning and making PSA changes to reflect the changes made at 8491 Richmond Road. We would also like to express our support for the changes that the county, the property owners who are requesting the change, and those who want to see the Williamsburg area move forward into the future. If we can be of further support please don't hesitate to contact us. Your truly, *Anthony Jones – President of AAA Plumbing Co., Inc. P. O. Box 438 Lightfoot, Va., 23090 757-244-7664*  
(Staff note: this property is currently inside the PSA and designated General Industry.)

3. These are my thoughts on the GSAs for the 2014 comprehensive plan update. My comments will be on the area from Toano west to the Anderson corner area. This area is currently developing and most likely will continue to do so. My vision would be to tie the subdivisions into Toano via sidewalks and bike paths. On the East side of Toano this has already been done to great effect. This could help Toano become more economically robust. There are two historic properties in this area, Hickory Neck Church 1743 and White Hall Tavern 1805. There are two large tracks of land Hankins Farm and the Taylor Farm. Both most likely will develop over the next decade. Two smaller tracks the Ware and Branscome properties will do the same. I am not opposed to the rezoning request of the Taylor Farm to mixed use. I do think as this area continues to develop sensitivity to the historic sites and the rural heritage of this area should be reflected in the development standards. I think the Anderson corner area should also include Fenwick hills, and Michael point in the concepts of tying together the area via walking and biking. The speed limit should be reduced to 45 mph from the current 55 mph. *Bert Geddy, Toano. (Email)*
4. As stated in our submission to the CPT, the James City County Citizens' Coalition (J4C) believes that land use decisions should follow - not lead - the Comprehensive Plan process and should be made according to 2035 Plan guidelines, after community input has been received and assimilated. The J4C joins the Friends of Forge Road in Toano (FORT) in opposing this application (LU-0002-2014) requesting that 218 acres of currently designated Rural Lands, owned by the Taylor estate, be re-designated as Mixed Use and brought inside the Primary Service Area (PSA). As we have said before, the PSA remains one of the most effective growth control tools available to localities but to remain effective, its integrity must be maintained. The 2009 Comprehensive Plan says that the PSA is meant to direct growth to areas for which growth is planned and away from rural lands, and that ample room for growth remains within the PSA as

it is currently drawn, negating the need to expand it for some years. As noted in the staff's report on this application, there are a considerable number of vacant parcels nearby designated as Mixed Use, so additional inventory in Mixed Use does not seem a pressing need. Also noted in the report, this is one of only thirty (30) parcels remaining in the county suitable for larger-scale farming. Staff is recommending that this tract be designated Rural Economy Support (RES), a new Land Use category, and brought inside the PSA. Their report describes RES as "... intended to provide a connection between Rural Lands areas and centers of development inside the PSA." This wording itself seems to argue against bringing such transitional areas inside the PSA where they themselves will then become "centers of development". As described, an RES designation does not adequately protect these lands from devolving into just one more residential-retail development of which there is now an overabundance. Approving this application expands the PSA and further weakens the County's ability to maintain the controlled growth that county residents have supported in two consecutive Citizen Surveys. We ask that you deny this application. *J4C Statement to the PCWG (Email dated 11/20/14)*

5. STATEMENT BY LINDA RICE, PRESIDENT, FRIENDS OF FORGE ROAD AND TOANO (F.O.R.T.), NOVEMBER 20, 2014. PLANNING COMMISSION WORKING GROUP, LAND USE APPLICATION – LU-0002-2014, 8491 RICHMOND ROAD

Neighbors, living on or near Forge Road and in the Toano area share concerns for the future of this area's rural character. Accordingly, in 2006 we formed the Friends of Forge Road and Toano (F.O.R.T.), an association to inform the community at large about the importance of preserving these precious and limited resources. Specifically, we are opposed to the expansion of the PSA under Land Use Application, LU-0002-2014, 8491 Richmond Road. This application affects approximately 217 acres along Route 60 from Anderson's Corner to near the Anderson's Corner Veterinary Hospital. If the application is approved, this would extend the expansion of the PSA to cover these 217 acres. Another application LU-0006-2014 – Hazelwood Properties also seeks to expand the PSA to include 131 acres. This constitutes over 348 acres of land in the upper county.

**Rural Economy Support.**

The Planning staff has created a new Land Use designation – Rural Economy Support (RES) which has not been approved by the Planning Commission nor the BOS. Although the RES has many features which support the preservation of a rural economy, we are concerned that PSA expansion may occur without the acceptance of the RES. Further, we have concern about whether the residential development being restricted to family subdivisions (see RES language) could be strictly enforced. Additionally, there is no zoning category at this time that would meet this new land use designation. According to the 2009 JCC Comprehensive Plan, the PSA concept encourages efficient uses of public facilities and services, avoids overburdening such facilities, ...and increases public benefit per dollar spent. Such a change in the PSA for this property does not appear to meet these benefits. Realize that Forge road is already the home of three successful equine facilities which are not connected to the PSA.

**Premature Expansion of the PSA.**

The redrawing of the land use map for James City County officials comes at a critical time. According to a study by the Trust for Public Land and the Chesapeake Bay Commission, over the next 25 years sprawl will engulf an amount of land equal to the open space developed since Colonial times. The James City County, 2014 Development Potential Analysis, notes that within the Primary Service Area, there are 15,279 existing zoned parcels for residential units. This means that these parcels can be developed without further approvals. Further, the county already has many vacant shopping centers and 900 acres of undeveloped land included in an Economic Opportunity Zone on the former Hill Pleasant farm and several surrounding properties. In the 2009 Comp Plan report, staff projected sufficient land is appropriately zoned and or designated to meet commercial acreage for employment thru 2035. Certainly, these statistics

must make you realize that re-development and use of existing lands are better options than expansion of the PSA.

**Integrity of the Rural Community.**

Agricultural land and open space contribute in many ways to the community. Scenic views nurture our spirits. They help the environment by providing wildlife habitat, flood control, and ground water recharge. Ed McMahon, a JCC consultant on the use of rural lands, stated in May 2014 that scenic landscapes have quantifiable value. The Rural Economic Development Committee has identified 13 projects for potential rural economic development. We believe that these projects if given a chance could revitalize the surrounding areas of Toano, which are the last remnant of James City County farm life from the 19th and 20th centuries. These lands have been farmed by mule and plow and were also crisscrossed by soldiers fighting the Revolutionary and Civil Wars. When one drives in the area, you can still imagine these sights. This will likely change with PSA expansion.

**2014 Citizens Survey.**

In the 2014 James City County Citizen Survey, about 78 per cent of the respondents agreed that there should be restrictions on the amount of land that can be sold for residential and commercial development. Similarly, the College of William and Mary Environmental Science and Policy Research Group conducted a scientific phone survey in July 2002 of adults in Williamsburg, James City County, and York County, and found that strong majorities of Republicans (76%), Democrats (78%), and Independents (79%) agreed that development is occurring too quickly. These results demonstrate that FORT's opposition to LU-0002-2014 may even be supported by others, who have not spoken at the committee hearing.

**Conclusion.**

LU-0002-2014 is a major parcel, and the implication if it is approved is huge. We ask that you, as members of the Planning Commission Working Group join us and other members of the Community in opposing this land use application.

*Linda Rice, Friends of Forge Road (Email dated 11/20/14)*